067.0	0004	0016.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	672,000 / 672,000
					USE VALUE:	672,000 / 672,000
					ASSESSED:	672,000 / 672,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
10		WINTHROP RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	LOHNES ROBERT E II
Owner 2:	
Owner 3:	
Street 1:	658 GREEN STREET
Street 2:	
Twn/City:	CAMBRIDGE
St/Prov:	MA Cntry: Own Occ: N
Postal:	02139 Type:

PREVIOUS OWNER

Owner 1:	TOBIN CLAIRE CONSTANCE & -
Owner 2:	TOBIN HELEN M -
Street 1:	10 WINTHROP RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 4,900 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1875, having primarily Aluminum Exterior and 1811 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4900.000	275,100		396,900	672,000
Total Card	0.112	275,100		396,900	672,000
Total Parcel	0.112	275,100		396,900	672,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 371.02 | /Parcel: 371.0

Legal Description

User Acct 43054

GIS Ref

GIS Ref

Insp Date 09/13/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 067.0-0004-0016.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	275,200	0	4,900.	396,900	672,100	672,100	Year End Roll	12/18/2019
2019	101	FV	218,100	0	4,900.	368,500	586,600	586,600	Year End Roll	1/3/2019
2018	101	FV	218,100	0	4,900.	368,500	586,600	586,600	Year End Roll	12/20/2017
2017	101	FV	218,100	0	4,900.	323,200	541,300	541,300	Year End Roll	1/3/2017
2016	101	FV	218,100	0	4,900.	294,800	512,900	512,900	Year End	1/4/2016
2015	101	FV	212,500	0	4,900.	260,800	473,300	473,300	Year End Roll	12/11/2014
2014	101	FV	212,500	0	4,900.	246,600	459,100	459,100	Year End Roll	12/16/2013
2013	101	FV	212,500	0	4,900.	234,700	447,200	447,200		12/13/2012

!5746!

PRINT

Date	Time
12/10/20	20:35:25

LAST REV

Date	Time
09/27/18	13:25:45

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 5746

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
TOBIN CLAIRE CO	43588-413		8/25/2004		400,000	No	No		Eva A Tobin dod 12/29/1974
TOBIN KATHRYN A	26573-071		8/9/1996	Family		No	No		
TOBIN CLAIRE CO	8609-306		11/14/1955	Family	99	No	No		
NEEDHAM MARIE L	8388-81		1/5/1955	Estate/Div	5,250	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/12/2001	136	Add Bath	8,500	C				

ACTIVITY INFORMATION

Date	Result	By	Name
9/13/2018	MEAS&NOTICE	PH	Patrick H
12/15/2008	Meas/Inspect	294	PATRIOT
11/14/2000	Hearing Chag	189	PATRIOT
11/19/1999	Inspected	267	PATRIOT
10/6/1999	Measured	163	PATRIOT
7/30/1993		RV	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	43054
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4900		Sq. Ft.	Site		0	70.	1.16	12									396,899						396,900	

Total AC/HA: 0.11249 | Total SF/SM: 4900 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 396,899 | Spl Credit | Total: 396,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1875	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.25763893
Const Adj.:	0.98745072
Adj $ / SQ:	155.232
Other Features:	71500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	398746
Depreciation:	123611
Depreciated Total:	275135

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

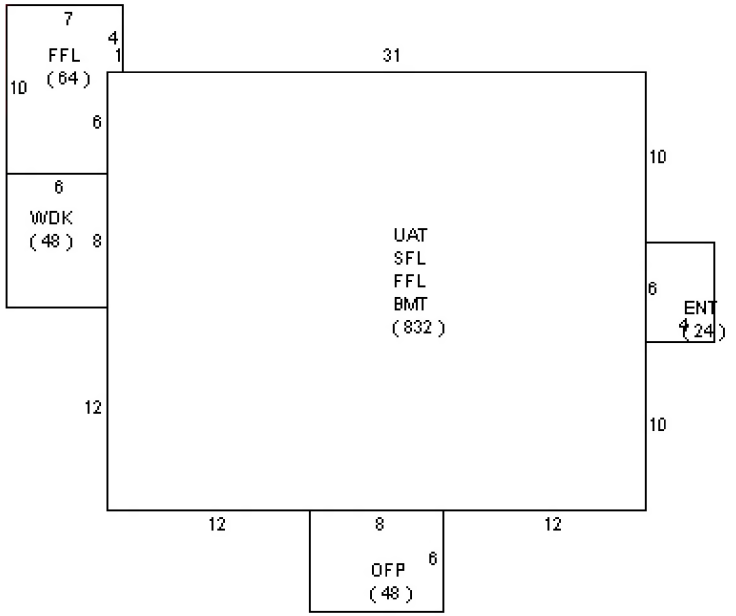
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	155.23
Special Features:	0	Val/Su Net:	95.26
Final Total:	275100	Val/Su SzAd	159.20

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	896	155.230	139,088
BMT	Basement	832	46.570	38,746
SFL	Second Floor	832	155.230	129,153
UAT	Upper Attic	208	80.720	16,790
OFP	Open Porch	48	43.450	2,085
WDK	Deck	48	15.800	758
ENT	ENTRY	24	26.070	626

	Net Sketched Area:	2,888		Total:	327,246
Size Ad	1728	Gross Are	3512	FinArea	1811

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	40	C	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

067.0-0004-0016.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	